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Arboricultural Impact Assessment

- Tree Survey
- Tree Protection Plan
- Arboricultural Method Statement

For:-

Replacement Building and
re-landscaping

At:-

Building 810
Winnersh Triangle Business Park
Winnersh
Reading RG41 5TU

On behalf of:-

Frasers Property
c/o Burnley Wilson Fish
1 Bloomsbury Square
London
WC1A 2RN

Prepared by:

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Arb(RFS), MArborA, C Env. MICFor
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Survey Date: 20th November 2025
Report Date: 21st November 2025
Project no: 1967

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- A Tree Protection Plan: drawing no: 1967-01revD**
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1 BACKGROUND

- 1.1** This Arboricultural Impact Assessment has been instructed by ASA Landscape Architects, on behalf of Fraser Property to specify tree protection measures and assess the arboricultural impact of the proposed replacement of an existing commercial building at Winnersh Triangle Business Park.
- 1.2** Trees were surveyed, with findings shown in the Tree Schedule in Appendix B and plotted on the Tree Protection Plan in Appendix A. This also shows tree protection measures, which are specified in the Arboricultural Method Statement in section 5 below. The arboricultural impact is assessed in section 6, which assumes that these measures are followed.
- 1.3** The tree survey was undertaken, and this report has been prepared, by Simon Stephens MA Oxon, Dip Arb (RFS), MArborA, C Env, MICFor a Registered Consultant with the Arboricultural Association, with over 20 years relevant experience.
- 1.4** This survey and report have been prepared in accordance with the recommendations of BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations.
- 1.5** Documentation supplied:
 - Topographical Survey
 - ASA, Landscape General Arrangement, drawing no: ASA-672-DR-001 revP5

2 SURVEY DETAILS AND SCOPE

- 2.1 The site survey included trees and shrubs, within and immediately adjacent to the red line boundary, with a stem diameter over 75mm at 1.5m height, as shown located on the Tree Protection Plan, included as Appendix A.
- 2.2 Tree inspection took place from ground level with the use of binoculars, sounding hammer and metal probe using the Visual Tree Assessment method (Mattheck & Breloer 1994). The presence and condition of bark and stem wounds, cavities, decay, fungal fruiting bodies and any structural defects that could increase the risk of structural failure were noted.
- 2.3 Tree diameters were measured using a girthing tape and tree heights were measured using a hypsometer. Where use of a tape was restricted by site factors, diameters were estimated, with the diameter recorded in the tree schedule as eg “est 300”.
- 2.4 At the time of the survey, the weather was fine with no restrictions to visibility. Broadleaf trees were in leaf. There were no limitations to access around the trees.
- 2.5 Tree details are shown on the Tree Protection Plan included as Appendix A. Tree locations have been taken from the topographical survey provided. Where not included on the topographical survey, they have been determined by measuring distances from features shown on the plan, using a laser measuring device. The following information was recorded for each tree, and is shown in the Tree Schedule included as Appendix B:
- **Number:** an identity number for each tree, prefixed with a “T”, which cross references locations shown on the plan with the schedule in Appendix B. Where a number of trees are located close together and are similar in character and management requirements, they have been treated as a Group under a single number, prefixed with a “G”.
 - **Species:** common name.
 - **Tree height:** approximate height in metres.
 - **Stem diameter:** diameter in millimetres, taken at 1.5m above ground. Where there are a number of stems, stem diameters are recorded in the condition column.
 - **Branch spread:** approximate spread in metres to N,S,E and W of the trunk. The approximate branch spread is drawn on the plan.
 - **Canopy clearance:** approximate height of the canopy above ground. Where a significant, low lateral branch is present, its height and direction of growth is included in the Condition column.
 - **Age class:** Young, Semi-mature, Early mature, Mature, Over-mature, Veteran.
 - **Condition:** features that affect the safe useful life expectancy and amenity of the tree, including the presence of decay or any physical defect.
 - **Management Recommendations:** recommendations to ensure the health and safety of the tree, within the future development.
 - **Estimated Remaining Contribution:** <10 years, 5-15 years, 10-20 years, 15-30 years, 20-40 years, >40 years.

- **Category grading:** tree classification taken from BS 5837:2012, Trees in relation to design, demolition and construction (see Appendix C for details), as follows:
 - Category U: Unsuitable for retention, trees with less than 10 years life expectancy, normally recommended for removal (Red)
 - Category A: high quality trees, able to make a substantial contribution for at least 40 years, normally retained unless there is an over-riding reason for removal and appropriate mitigation. (Green)
 - Category B: moderate quality trees, able to make a significant contribution for at least 20 years, normally retained. (Blue)
 - Category B/C: an intermediate category between categories B and C (not specifically described in BS5837). Trees, which should be retained wherever possible, providing retention does not unreasonably constrain the layout. (Blue)
 - Category C: low quality, in adequate condition to remain for at least 10 years, or young trees <150mm stem diameter. Trees which can be removed to allow the desired layout or new planting. (Grey)

For category A, B and C trees, a subcategory has been allocated, providing information on the reasons for selection of a specific category, as follows:

- Subcategory 1: mainly arboricultural values.
 - Subcategory 2: mainly landscape values.
 - Subcategory 3: mainly cultural values, including conservation.
- Trees have been classified irrespective of the possible proximity to future construction. The BS 5837 category is colour coded, as indicated above, on the plan included as Appendix A.
- **Protection Distance:** the protection distance in metres required to provide the Root Protection Area recommended in BS 5837, assuming a circular area centred on the tree.
- **Root Protection Area (RPA):** the area in m², as recommended in BS 5837, to provide sufficient rooting area to ensure tree survival and which, in most situations, should be fenced off to prevent root damage from construction activities.

3 SURVEY LIMITATIONS

- 3.1 No internal decay devices, or other invasive tools to assess tree condition, were used.
- 3.2 No soil excavation or root inspection was carried out.
- 3.3 This survey has not considered the effect that trees or vegetation may have on the structural integrity of future building through subsidence or heave.

- 3.4** The tree survey has been undertaken for planning purposes. Although any obvious structural defects have been noted, a Tree Hazard Assessment has not been carried out. Mature trees close to highly populated areas or public highways should normally be checked for safety annually, by a suitably qualified person.

4 LEGAL PROTECTION OF TREES

- 4.1** The Wokingham District Council website was viewed on 28-08-2025, showing that the site does not contain any Tree Preservation Orders, nor does it fall within a Conservation Area. The presence of Planning Conditions currently attached to the site, was not checked.

5 ARBORICULTURAL METHOD STATEMENT

5.1 Site Overview

- 5.1.1** The proposal is for the replacement of an existing commercial building with a new one, together with associated re-landscaping works. The proposed site plan is included as Appendix E and has been added to the survey drawing, along with tree details, to create the Tree Protection Plan attached as Appendix A.
- 5.1.2** There are early mature Norway maple, Whitebeam, Ash and Silver maple growing on the perimeter bund to the north and west.

5.2 Tree Work

- 5.2.1** Details of proposed tree works are included in the Tree Schedule included as Appendix B.
- 5.2.2** Four trees are proposed for removal, as detailed in section 6.1 below.
- 5.2.3** All tree work must be undertaken to the standards set out in BS 3998:2010 Tree work – Recommendations.

5.3 Root Protection Areas

- 5.3.1 Root Protection Areas are shown for all trees in the tree schedule included as Appendix B. They are also shown for all retained trees, as circular areas centred on the trunk, on the Tree Protection Plan included as Appendix A. Where there are physical obstructions to root growth the Root Protection Area should be shown as an equivalent area that is more likely to reflect actual root growth. The Root Protection Area shows the area around a tree in which all construction activity must normally be excluded, unless appropriate protection measures are implemented.

5.4 Tree Protection Fencing

- 5.4.1 Tree Protection Fencing must be erected where shown on the Tree Protection Plan, included as Appendix A. This will provide full protection of the Root Protection Areas of all retained trees within the site, other than for:
- areas hatched blue on the Tree Protection Plan, indicating Ground Protection Areas, where roots must be protected, as described in section 5.5 below.
 - areas cross hatched red on the Tree Protection Plan, where there will be excavation at the edge of Root Protection Areas, but where hand excavation must be used, as described in section 5.6, to minimise potential root damage.
- 5.4.2 Tree works can be completed before Tree Protection Fencing is erected, however no contractors plant or vehicles must be allowed to track within the Root Protection Areas unless ground protection panels are laid.
- 5.4.3 Tree Protection Fencing must be from weldmesh panels, at least 2m high, securely fixed, with wire or scaffold clamps, to a rigid framework. This framework must be constructed from scaffold tubes with vertical tubes, at a maximum interval of 3m and driven into the ground at least 0.6m. The structure must be well braced to resist impacts, constructed as per Figure 2 of BS5837:2012, which is reproduced in Appendix D. Alternatively, weldmesh panels can be supported on blocks, providing the blocks are pinned to the ground with road pins, or similar, and the panels are braced, as per Figure 3 of BS5837:2012, which is also reproduced in Appendix D.
- 5.4.4 If preferred Tree Protection Fencing can be replaced by timber hoarding, provided of at least 2m in height, of solid timber construction and supported by ballast boxes where within the Root Protection Area of trees.
- 5.4.5 After erection of Tree Protection Fencing and installation of ground protection, 2 days notice must be given to the Local Planning Authority before demolition or construction, including any ground work, starts on site.

- 5.4.6 Weatherproof notices must be fixed to the Tree Protection Fencing, and maintained, stating:-

TREE PROTECTION AREA

KEEP OUT

TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY PLANNING CONDITIONS
CONTRAVENTION MAY LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING MUST BE OBSERVED BY ALL PERSONS:

- The Protection Fence must not be moved
- No person or machine must enter the area
- No materials or spoil must be deposited
- No excavation must be permitted

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE WRITTEN
PERMISSION OF THE LOCAL PLANNING AUTHORITY

- 5.4.7 Tree Protection Fencing must be maintained and retained for the duration of the works, or until such time as agreed in writing with the Local Planning Authority.

5.5 Ground Protection Areas

- 5.5.1 The Ground Protection Areas, which are hatched blue on the Tree Protection Plan, contain hard surfacing which is protecting any underlying roots and which must stay in place during the construction period unless further protection measures are implemented.
- 5.5.2 Hard surfacing in Ground Protection Areas can be replaced if the existing sub-base remains in place and if the new surfacing is permeable.

5.6 Hand Dig Area

- 5.6.1 Where the existing access is to be removed and soft landscaped, although the tarmac surfacing and compacted sub-base can be removed with an excavator, any further excavation needed and loosening of the sub soil must be undertaken by hand.
- 5.6.2 This area is shown cross-hatched red on the Tree Protection Plan.

5.7 General measures

- 5.7.1 No construction activity whatsoever, including routing of underground services or storage of materials must be allowed within Root Protection Areas, other than that specifically described above.

- 5.7.2 No mixing or storage of cement, concrete, oil, fuel, bitumen or other chemicals must be permitted within 10m of the trunk of any retained trees, nor in any position where the slope of the ground could lead to contamination of the Root Protection Area.
- 5.7.3 Fires must not be lit in a position where their flames could extend to within 10m of foliage, branches or trunk.
- 5.7.4 Landscape works carried out within Root Protection Areas must be undertaken with great care so as not to damage shallow roots. Tractor mounted rotovators or other heavy mechanical cultivation must not be used within the Root Protection Areas.
- 5.7.5 If any tree shown for retention is removed, uprooted or destroyed, another tree must be planted in the same location, at a size and species to be agreed in writing with the Local Planning Authority.
- 5.7.6 A copy of this report and the Tree Protection Plan must be kept on site and must be fully understood by the Site Agent.

5.8 Bat roosts

- 5.8.1 The current legislation makes it a criminal offence to disturb, damage or destroy any bat roost or hibernation area. Contractors must be reminded of their responsibilities and should contact the relevant authorities if any signs of bats are found.

5.9 Birds

- 5.9.1 The current legislation makes it a criminal offence to disturb nesting birds. The nesting season is generally assumed to be from 1st March to 31st July, however this can vary depending on species and location. During these months a careful inspection must be made before work commences and works must be postponed if active nests are found.

5.10 Arboricultural Supervision

- 5.10.1 A qualified Arboricultural Consultant must be retained during the period of construction to carry out the following:
 - to liaise with the contractor, prior to construction or demolition starting on site, to ensure this Arboricultural Method Statement is fully understood and can be complied with in full. If any revisions are required, a revised Arboricultural Method Statement must be approved by the Local Planning Authority, prior to construction or demolition starting on site.

- as necessary, to advise on any issues at the request of the local planning authority, the developer, architect or contractor.

The details of any site visit must be recorded using a site visit proforma, with copies circulated to the contractor, developer and the local authority Tree Officer within 3 working days of the visit.

6 ARBORICULTURAL IMPACT ASSESSMENT

6.1 The following trees / tree groups, categorized as per BS 5837 (see Appendix C for details), are proposed for removal:

- Category U
 - T512 – a 10m ash with extensive dieback and which should be removed irrespective of development proposals.
- Category C – low quality
 - T518 – a 10m ash, where ash dieback is beginning and which will need removing in the next 5-10 years, irrespective of development proposals.
- Category B/C – between categories B and C: 3 trees
 - T657 – an 11m Lawson cypress, which is growing immediately under the power lines.
- Category B – moderate quality: 3 trees
 - T523 – a 15.5m silver maple, which was growing against the previous building and would be growing against the new one.

6.2 A moderate quality silver maple, T523, is proposed for removal, to facilitate development proposals and a Lawson cypress, T657, is proposed for removal as it is growing directly under high voltage power lines. Other trees are proposed for removal for arboricultural reasons, as detailed in 6.1 above, and therefore should not be included in BNG calculations.

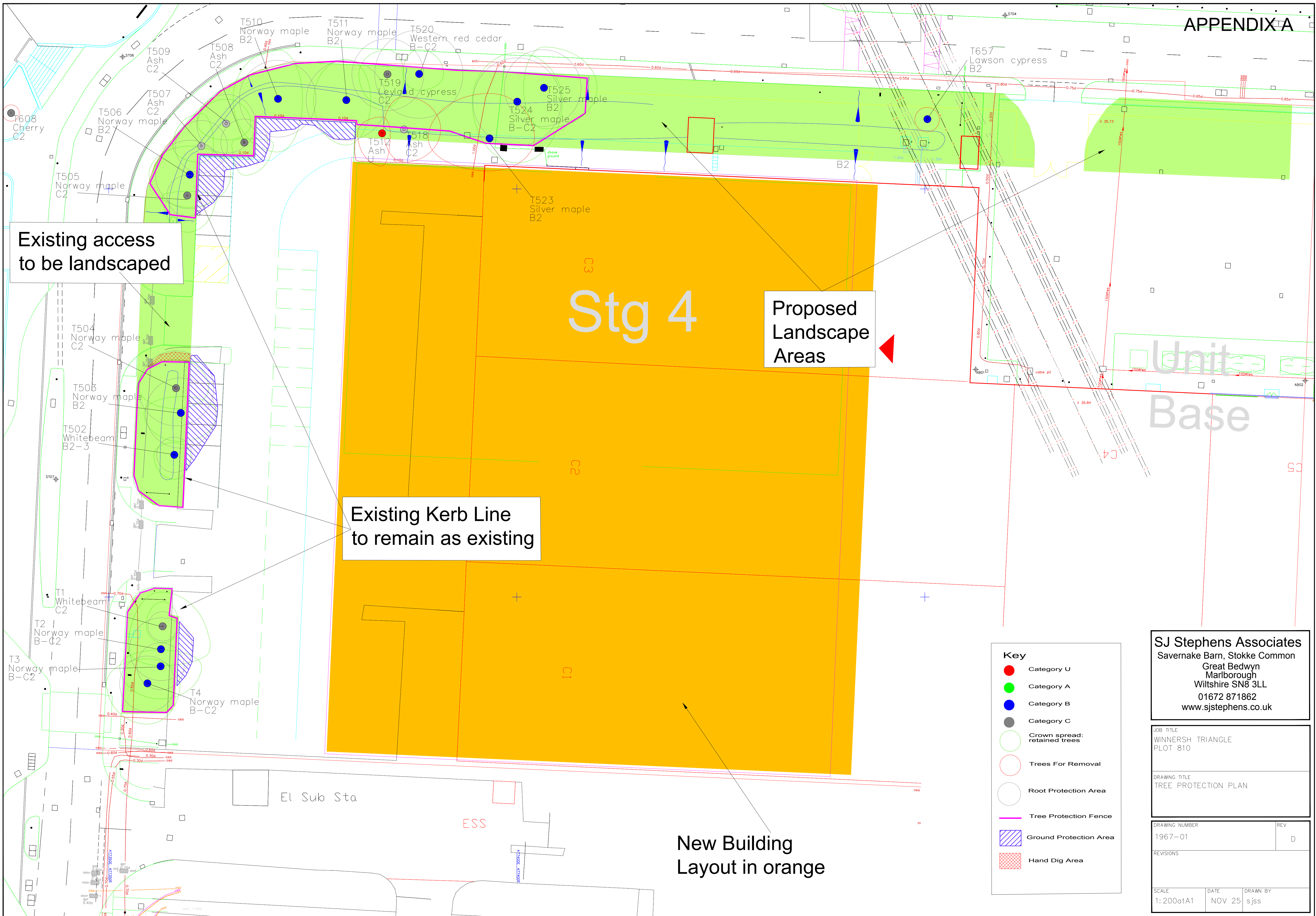
6.3 A comprehensive landscape scheme has been proposed which incorporates the planting of a range of broadleaf tree species, which will help to increase the diversity across the park.

6.4 Protection measures have been specified to protect the Root Protection Areas of all retained trees.

6.5 Provided the recommendations in this report are followed and the proposed landscape scheme is implemented, the arboricultural impact of this development on existing tree cover is considered acceptable.

7 REFERENCES

- *BS5837:2012 Trees in relation to design, demolition and construction – Recommendations.*
- *BS3998:2010 Tree Work. Recommendations.*
- *BS8545:2014 Trees: from nursery to independence in the landscape. Recommendations.*



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JOB TITLE
WINNERSH TRIANGLE
PLOT 810

DRAWING TITLE
TREE PROTECTION PLAN

DRAWING NUMBER
1967-01

REVISIONS

SCALE
1:200atA1

DATE
NOV 25

DRAWN BY
sjs

Winnersh Triangle Business Park Plot 810
**Appendix B
BS 5837: 2012 Tree Schedule**

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T1	Whitebeam	3.5	160	3	1	2.5	2.5	3	Semi mature	Suppressed as overtopped by adjacent tree; minor deadwood; crown has been previously lopped.		10-20	C2	1.8	10
T2	Norway maple	10	340	5	2	6	3	3	Early mature	Medium deadwood; one-sided crown as suppressed by adjacent tree. Dead branches. Canopy thinning.		15-30	B-C2	3.8	45
T3	Norway maple	9	240	2	4	5	5	3	Early mature	Medium deadwood; one-sided crown as suppressed by adjacent tree.		15-30	B-C2	2.9	26
T4	Norway maple	10	300	3	5	4	5	1.5	Early mature	Medium deadwood; one-sided crown as suppressed by adjacent tree.		15-30	B-C2	3.4	36
T502	Whitebeam	4	180	1.5	3	2	2.5	1.7	Early mature	Reasonable vigour, but growing slowly.		15-30	B-C2	2.2	15
T503	Norway maple	9.5	360	2	3.5	4.5	4.5	1.8	Early mature	Minor deadwood, but reasonable overall vigour.		20-40	B2	4.3	59
T504	Norway maple	9.5	380	3.5	2.5	4	4.5	1.7	Early mature	Minor dieback throughout canopy.		10-20	C2	4.6	65
T505	Norway maple	7.5	210	0.5	4.5	3.5	3	1.6	Semi- mature	Growing through canopy of T506 and leaning south.		10-20	C2	2.5	20
T506	Norway maple	9	350	4	5	4.5	5	1.9	Early mature	Occasional minor dieback. Surface rooting.		20-40	B2	4.2	55
T507	Ash	11	270	4	2	1.5	3.5	2	Early mature	Only moderate vigour. Canopy thinning. Dead branches.		10-20	C2	3.2	33
T508	Ash	8	260	0.5	4	3.5	1.5	2	Early mature	Asymmetric canopy. Minor deadwood.		5-15	C2	3.1	31
T509	Ash	11	300	3	2	3	3.5	3.2	Early mature	Minor deadwood throughout canopy. Canopy thinning.		10-20	C2	3.6	41
T510	Norway maple	9	390	6	6.5	3	5.5	3.7	Early mature	Occasional minor dead branches within canopy. Low branch to north removed. Surface rooting. Canopy thinning.		20-40	B2	4.7	69
T511	Norway maple	9.5	410	5	5.5	3	4	2.5	Early mature	Reasonable vigour, despite occasional small dead branches. Surface roots.		20-40	B2	4.9	76
T512	Ash	10	270	2	4	1	3	2.5	Early mature	Asymmetric canopy. Minor deadwood - ash dieback beginning. Dead branches to north.	Remove as part of ongoing estate management	<10	U	3.2	33
T518	Ash	10	340	4	4	4.5	2.5	2	Early mature	Reasonable vigour at present but ash dieback beginning. Several dead branches within centre of canopy.	Remove as part of ongoing estate management	5-10	C2	4.1	52
T519	Leyland cypress	9.5	370	3	4	2	3.5	1.3	Early mature	Low amenity value. Moderate vigour - foliage thinning.		20-40	C2	4.4	62

Winnersh Triangle Business Park Plot 810

Appendix B BS 5837: 2012 Tree Schedule

Tree/ Group No.	Species	Height (m)	Stem Diam. at 1.5m (mm)	Branch Spread (m)				Canopy Clearance (m)	Age Class	Observations	Management Recommendations	Estimated Remaining Contribution (years)	BS 5837 Category Grading	Protect- ion Distance (m)	Root Protect. Area (m2)
				N	S	E	W								
T520	Western red cedar	10.5	450	3	2	3	2	1.5	Early mature	Major stem to east from 1m. Only moderate vigour.		20-40	B-C2	5.4	92
T523	Silver maple	15.5	770	7	5	7	8	2	Mature	Growing vigorously.	Remove to facilitate development	20-40	B2	9.2	268
T524	Silver maple	12	450	6.5	7	4	4.5	2	Early mature	Twin stems from 1m- 190,330mm. Partially suppressed by T523 and T525.		15-30	B-C2	5.4	92
T525	Silver maple	12	440	6	6	7	3	1.5	Early mature	Low lateral limb to east from 1.9m.		20-40	B2	5.3	88
T657	Lawson cypress	11	320	1.5	1.5	1.5	1.5	1.8	Early mature	Good crown shape and vigour, but growing under power lines	Remove to facilitate new landscaping.	20-40	B-C2	3.8	46

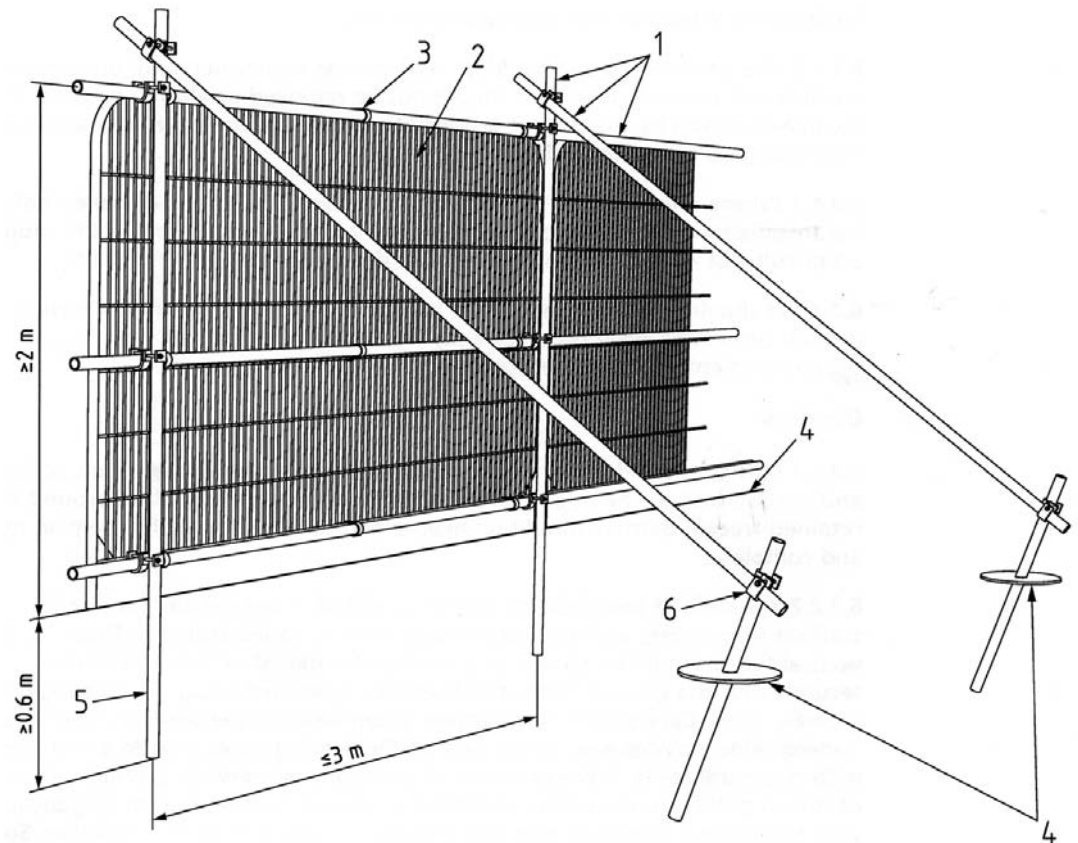
BS 5837:2012, Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Figure 2

Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m galvanised tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps



Examples of above-ground stabilising systems

Figure 3a

Stabiliser strut with base plate secured with ground pins

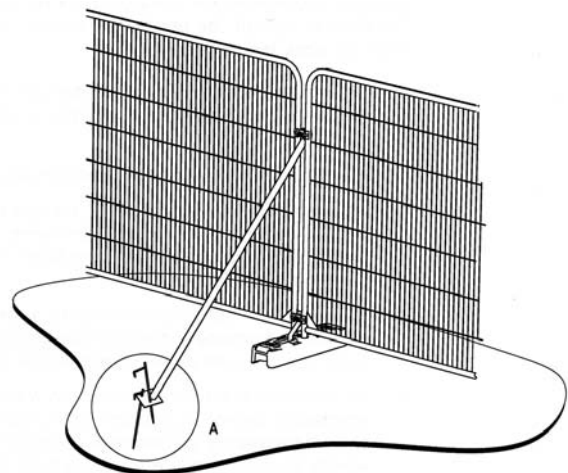
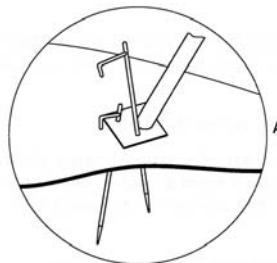
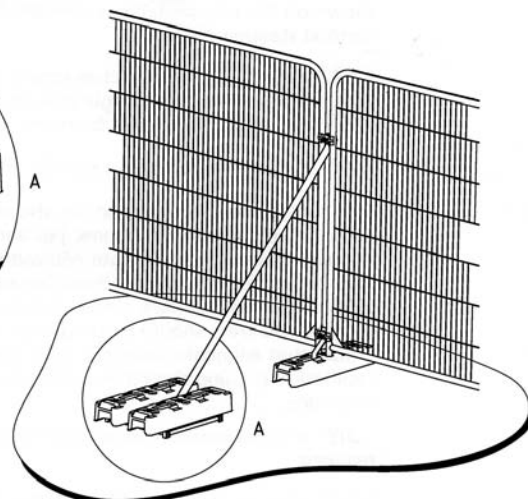
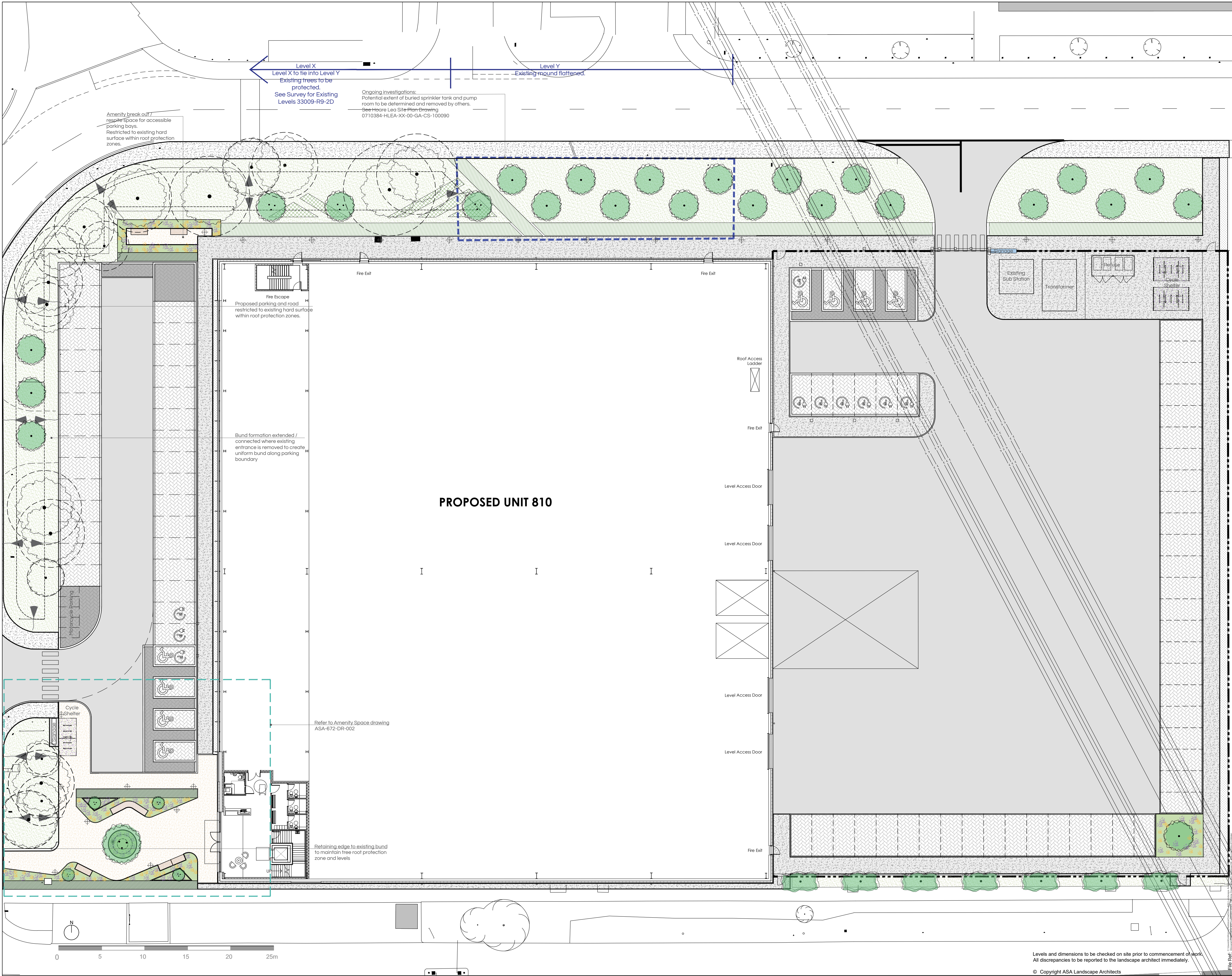


Figure 3b

Stabiliser strut mounted on block tray





KEY

Existing Tree Protected & Retained	Mixed Native Hedge
Tree Root Protection Zone	Native Hedge
Proposed Tree	Ornamental Planting
Proposed Multistem Tree	Neutral Grassland
Proposed Pleached Tree	Mixed Native Shrubs
Illuminated Bollard (Indicative location)	Gravel Margin
Tree Uplight	Resin Bound Footpath
Benches with backrests	Tarmacadam Footpath
Existing Footpath Made good	Permeable Black Paving Parking Bays
Cycle shelter with integrated green roof	Road Surface
	Existing services

NOTE

- Existing levels to be preserved around existing trees and vegetation to be retained.
- For hand dig only and Ground Protection Areas See AIA document *Winnersh 810 Arb Impact Assessment*
- Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2005
- Any necessary tree works are to be carried out by an approved tree surgeon to BS 39984.
- All sub base build ups to Engineer's specification, to be read in conjunction with Engineering Drawings
- Suitability of existing sub-base to be confirmed on site
- Lighting to Engineer's detail design

Refer to ASA-672-SK-801 for Landscape Clearance Drawing
Refer to ASA-672-DR-002 for Amenity Space

T505 & T524 Retained	P5	KWR	26Nov25
Additional Trees/Retained	P4	KWR	27Aug25
issued for Planning	P3	KWR	08Aug25
Planning feedback	P2	KWD	25Aug23
issued for Tender	T1	KWD	7Aug23
issued for Planning	P1	KWD	13June23

Revision description No. By Date

See Landscapes Differently

asa
LANDSCAPE ARCHITECTS
68 Innovation Drive,
Millon Park, Abingdon,
Oxfordshire, OX14 4RQ
Office: 01235 832 800
www.asalandscapearchitects.co.uk

Status
Planning

Project
Winnersh Building 810

Description
Landscape General Arrangement

Scale(s)	1:200 @ A1	Date	13 June 2023
Drawn By	KWD	Checked By	CP
Drg. No.	ASA-672-DR-001	Rev.	P5
		Draft	-

Levels and dimensions to be checked on site prior to commencement of work.
All discrepancies to be reported to the landscape architect immediately.

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